

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Jackson County

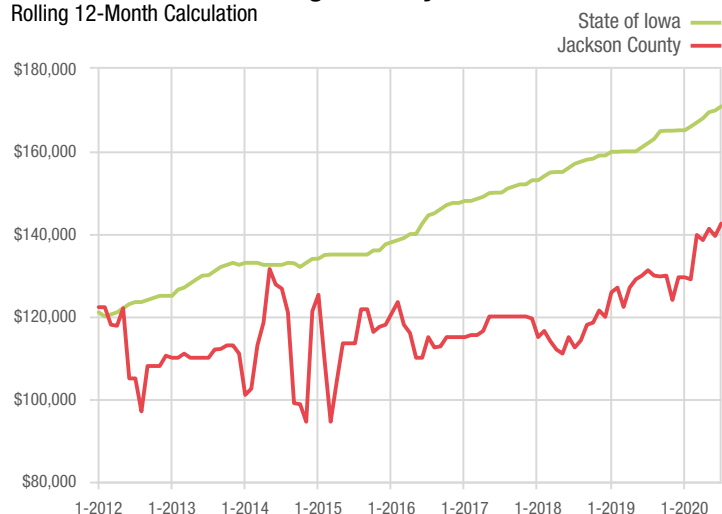
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	25	23	- 8.0%	117	91	- 22.2%
Pending Sales	13	9	- 30.8%	79	64	- 19.0%
Closed Sales	21	15	- 28.6%	71	65	- 8.5%
Days on Market Until Sale	56	41	- 26.8%	73	59	- 19.2%
Median Sales Price*	\$136,000	<b>\$145,000</b>	+ 6.6%	\$129,900	<b>\$154,900</b>	+ 19.2%
Average Sales Price*	\$143,437	<b>\$159,460</b>	+ 11.2%	\$149,710	<b>\$184,729</b>	+ 23.4%
Percent of List Price Received*	95.8%	<b>96.4%</b>	+ 0.6%	95.3%	<b>96.7%</b>	+ 1.5%
Inventory of Homes for Sale	57	43	- 24.6%	—	—	—
Months Supply of Inventory	5.0	4.5	- 10.0%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	1	- 50.0%	3	8	+ 166.7%
Pending Sales	2	1	- 50.0%	4	7	+ 75.0%
Closed Sales	2	2	0.0%	4	6	+ 50.0%
Days on Market Until Sale	1	46	+ 4,500.0%	65	29	- 55.4%
Median Sales Price*	\$191,450	<b>\$247,000</b>	+ 29.0%	\$168,950	<b>\$123,500</b>	- 26.9%
Average Sales Price*	\$191,450	<b>\$247,000</b>	+ 29.0%	\$164,225	<b>\$160,835</b>	- 2.1%
Percent of List Price Received*	99.2%	<b>98.1%</b>	- 1.1%	97.1%	<b>99.1%</b>	+ 2.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.

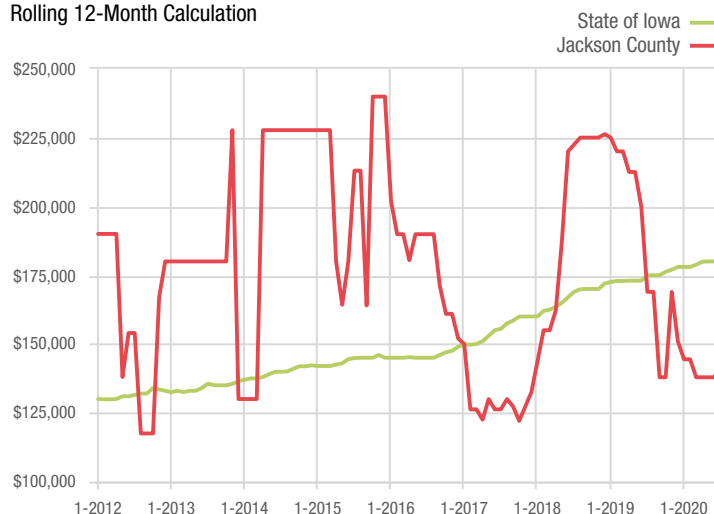
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.